



Exning Road
Newmarket, Suffolk CB8 0AN
Guide Price £269,995

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A superb family home standing on the edge of the town centre and enjoying sizeable gardens to rear.

Boasting some fabulous open plan living, this property has been updated to offer refitted kitchen/living room with built in appliances, bathroom, utility room, three bedrooms and ensuite to master. Benefiting from gas fired heating and double glazing.

Externally the property offers long and established rear garden and off road parking.

EPC D

Council Tax B (West Suffolk)

Accommodation Details:

Front door opening to:

Entrance Hall

With staircase rising to the first floor and door to:

Living Room/ Kitchen 23'7" x 13'3" (7.19m x 4.06m)

With wooden flooring, fireplace recess with inset stove, television connection point, recess area with storage cupboard, kitchen fitted with shaker style units and granite effect working top surfaces over, inset sink unit with mixer tap and drainer over, built in dishwasher, built in hob with stainless steel extractor hood over, larder units with eye level built in oven, breakfast bar area with pendant lighting over, recessed lights to ceiling, window to the front aspect, window to the rear aspect, door to utility room and door to:

Bathroom

Suite comprising panel sided bath with bi-fold door screen, wash hand basin encased in vanity unit with storage cupboard under, low level WC, tiled walls and floor and window to the rear aspect.

Utility Room

Small work surface area with space for washing machine under and tumble dryer over, space for chest style freezer. Door to garden.

First Floor Landing

With access and doors to all bedrooms.

Bedroom 1 13'3" x 10'9" (4.06m x 3.30m)

With radiator and window to the front aspect. Door to:

Ensuite

With corner shower cubicle and plumbed in shower, wash hand basin encased in vanity unit, low level WC.

Bedroom 2 12'5" x 8'7" (3.81m x 2.64m)

With radiator and window to the rear aspect.

Bedroom 3 9'3" x 7'10" (2.82m x 2.39m)

With radiator and window to the rear aspect.

Outside - Front

Frontage laid to shingle and pathway to the front door. Side passage to:

Outside - Rear

Brick outhouse providing storage, paved patio area, further garden area laid to lawn with vegetable plot and pathway to rear. Fencing to sides and gate to rear.

Property Information:

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 77 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

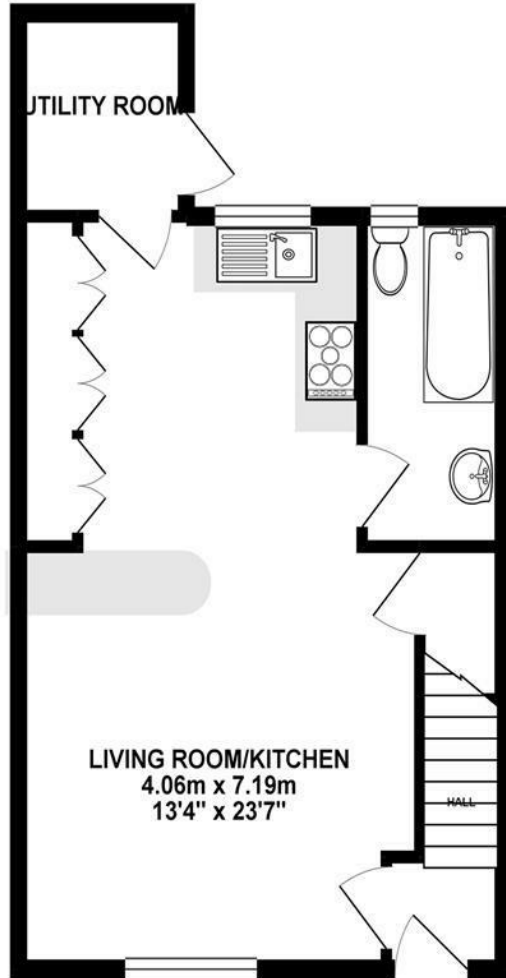
Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage - Limited
Ofcom advise

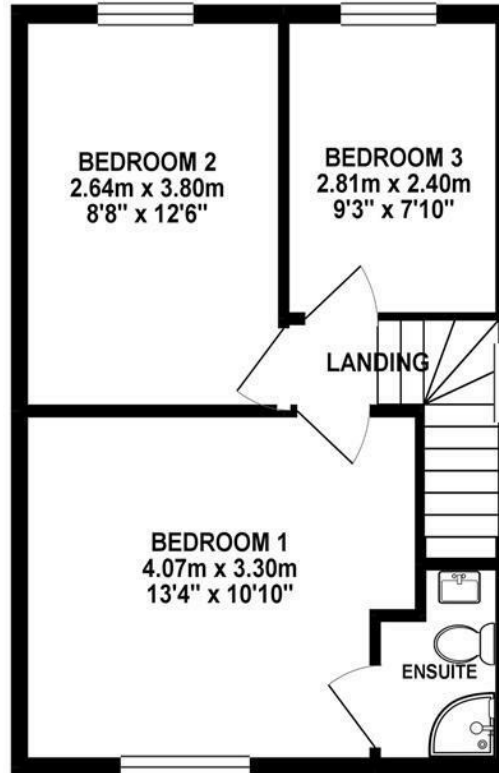
Rights of Way, Easements, Covenants - None that the vendor is aware of



GROUND FLOOR 38.77 sq. m.
(417.35 sq. ft.)

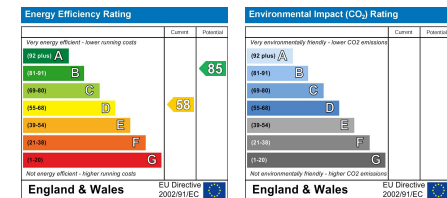
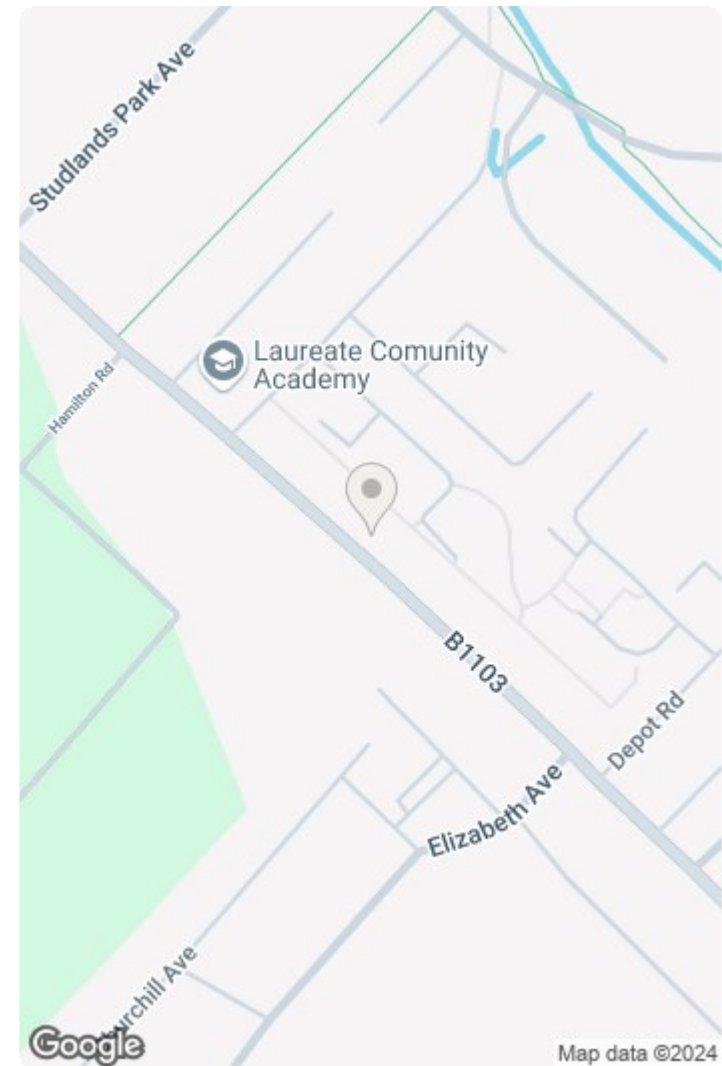


1ST FLOOR 35.46 sq. m.
(381.68 sq. ft.)



TOTAL FLOOR AREA : 74.23 sq. m. (799.03 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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